



**4 Bed
House - Mid
Terrace
located on
Mayford Road in
Balham. SW12**

£4,500 Per month



SECOMBE
estates

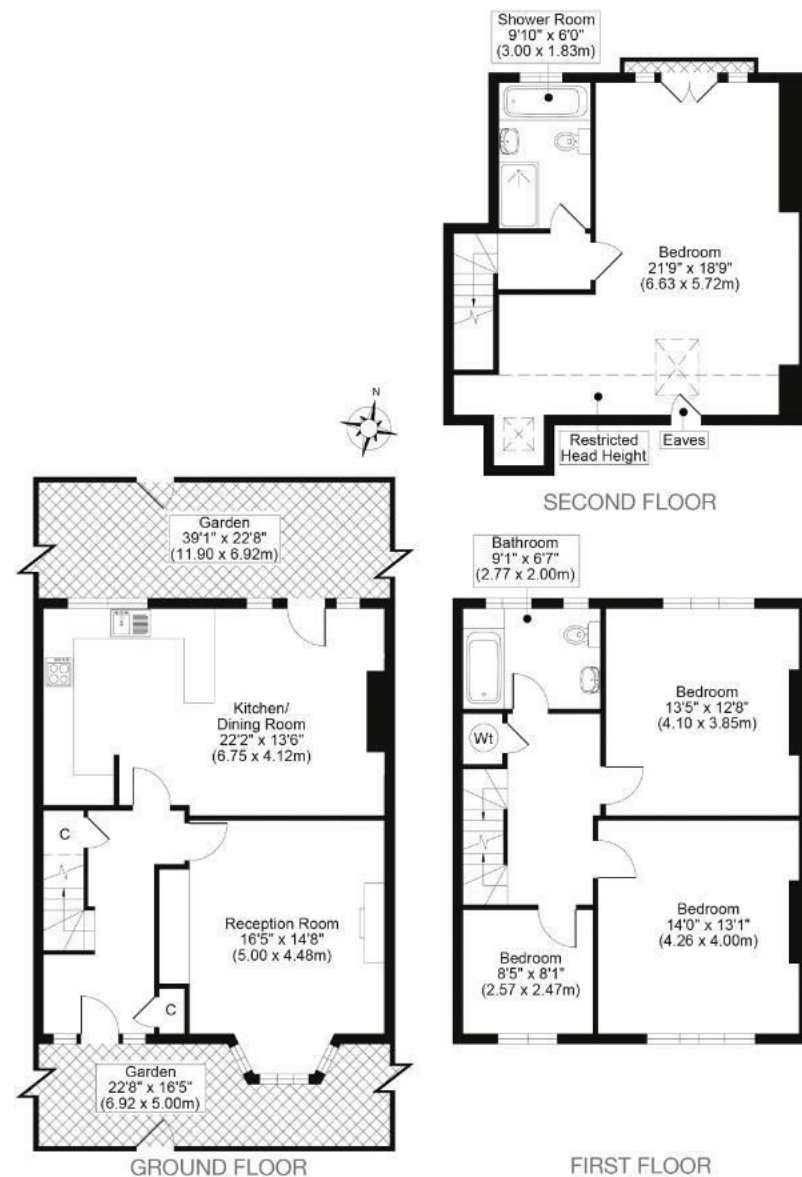
Mayford Road
London
SW12 8SD

Living Room
Kitchen
Garden
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom One
Bathroom Two
Private Garden



MAYFORD ROAD, SW12

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1697 SQ.FT (158 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1630 SQ.FT (151 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Set over three floors, this home offers generous space, character features, and a fantastic location close to transport links and green spaces.

On the ground floor, you'll find a bright, separate reception room with original details including a bay window and feature fireplace — perfect for relaxing or entertaining. The large kitchen-diner opens directly onto a private garden via French doors, with the added benefit of rear access from Leacroft Avenue, ideal for bikes or garden equipment.

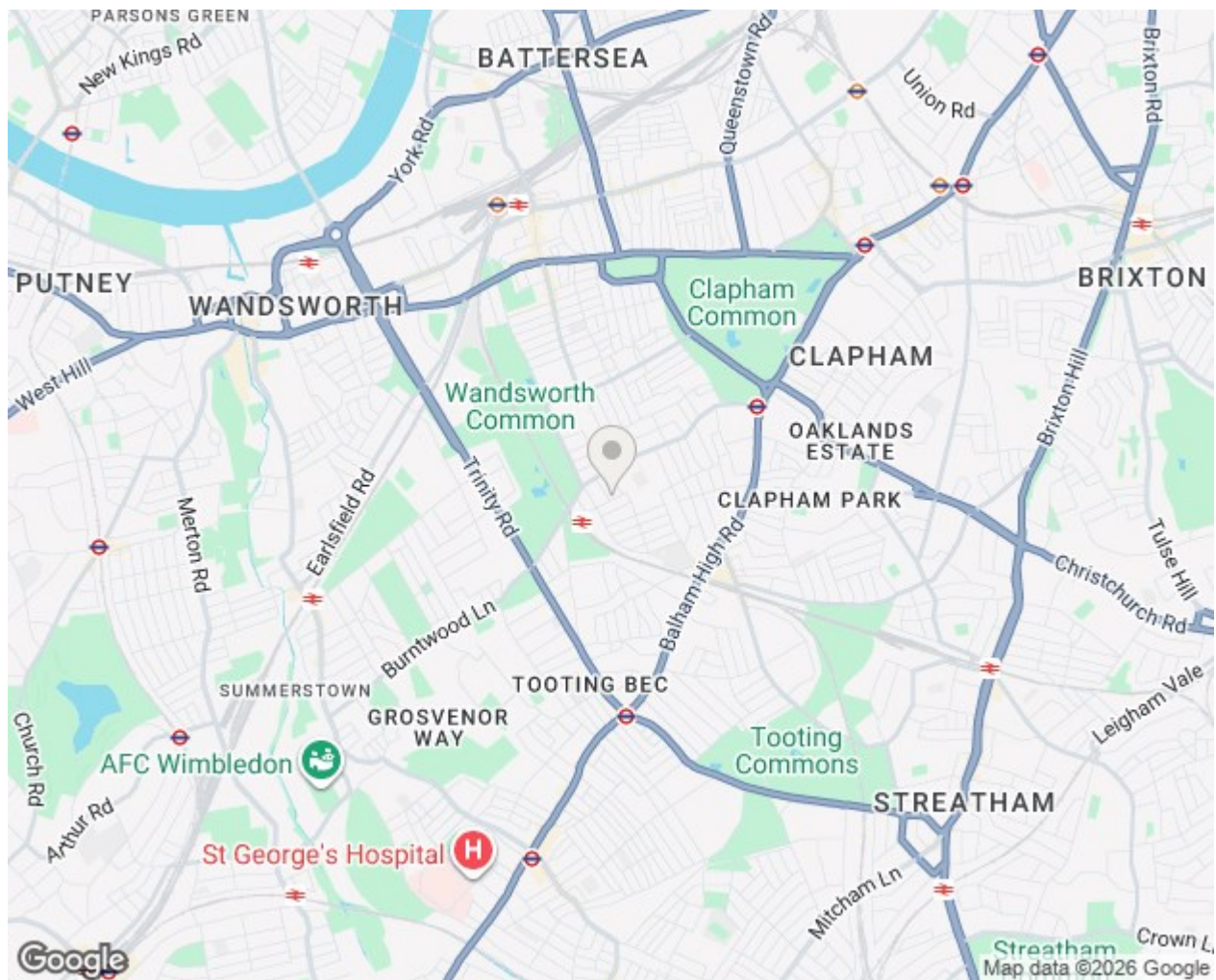
The four double bedrooms across the upper two floors make it easy to create a comfortable home for a family or to share with friends, with two modern family bathrooms ensuring convenience for all.

The location couldn't be better: Wandsworth Common is a short walk away for tennis, running, and weekend picnics, while Balham and Wandsworth Common stations (6–10 mins on foot) provide quick links into central London. You'll also find an excellent choice of cafés, restaurants, bars, and local shops nearby, as well as highly regarded schools for those with children.



With space to grow, great amenities, and a versatile layout, this home is ideal for those seeking comfort, convenience, and a vibrant community.

- Stunning Home
- Spacious Living Room
- Large Private Garden
- Close to Wandsworth Common
- Walking Distance to Balham
- Rear Access to Garden

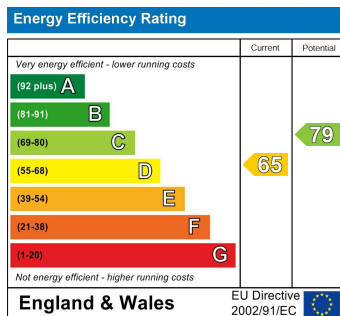


CONTACT

25 St Julians Farm Road
London
SE27 0RJ

E: hello@secombeestates.co.uk
T: 020 8761 4273
www.secombeestates.co.uk

Agent Direct:
E: sn@secombeestates.co.uk
M: 07493 164 455



SECOMBE
estates